



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 15, 2012

1209-PUD-10

Exhibit 1

Petition Number: 1209-PUD-10

Subject Site Address: Southwest corner of Springmill Road and 169th Street

Petitioner: Beazer Homes, LLP

Request: Change in zoning on approximately 72 acres from the SF-2 District to the Keeneland Park PUD.

Current Zoning: SF-2

Current Land Use: Agricultural

Approximate Acreage: 72 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Keeneland Park PUD Ordinance, October 11th, 2012
4. Keeneland Park PUD Ordinance (Redline), October 11th, 2012
5. Dwelling Plan Elevation Compendium

Staff Reviewer: Ryan Clark, Associate Planner

Petition History

This petition was introduced at the September 10, 2012 City Council meeting. The proposal received a public hearing at the September 17, 2012 Advisory Plan Commission (the "APC") meeting.

Procedural

The recommendation from the APC to the City Council may be made at the October 15, 2012 APC meeting.



Project Overview

Location

The subject property is approximately 72 acres in size and is located at the southwest corner of 169th and Springmill Road (the "Property"). The property is currently agricultural in nature and is surrounded by vacant land to the east, Maple Knoll PUD to the south and west, and Saint Maria Goretti to the north.

Project Description

Beazer Homes, LLP (the "Petitioner") is proposing a PUD ordinance (the "Proposal") for the Property that would include rezoning the current Single-Family 2 ("SF-2") district with the Keeneland Park PUD. The Proposal would default to Single-Family 4 ("SF-4") as the underlying zoning and include two separate lot sizes of 7,800 and 8,200 square feet each. The Proposal would include up to 182 single family lots.

The petitioner has included a conceptual site plan with eight separate phases for the Proposal. The PUD amenities section includes a small park, playground, gazebo, and a proposed trail connection with the Maple Knoll common area. A multi-use trail would also be installed along the front of both 169th Street and Springmill Road.

Architecture

The Proposal includes an architectural standards section with six separate architectural themes to which each dwelling must adhere to one of the themes. The six themes include: Craftsman, English Revival, French Country, Italianate, Shingle, and Victorian. A sample of each elevation is included in Exhibit G of the ordinance.

Modifications since the Public Hearing

In response to feedback from the City Council, Advisory Plan Commission, City Staff, and members of the public, the proposed PUD Ordinance has been modified with notable changes as highlighted below:

Trail Connection

An eight foot wide asphalt trail has been added along the pipeline easement between 169th Street and the Maple Knoll Common area as illustrated in the Concept Plan. Trail connection with the Maple Knoll PUD trail would require approval by owner.



Buffer Yard Plantings along 169th/Springmill

A berm and additional landscaping plantings will buffer homes along 169th Street and Springmill Road as illustrated in Exhibit "J".

Architectural Standards

A dwelling plans elevation exhibit, Exhibit "H", has been added to the architectural standards for the Keeneland Park PUD. The elevation exhibit includes thirteen (13) different home styles for each of the six (6) architectural themes. Each home constructed on the Property must be constructed in substantial compliance with Exhibit "H". Any home determined not to be in substantial compliance would require a PUD amendment.

An "Enhanced Rear Elevations" requirement has been added to the PUD ordinance for dwellings that orient towards 169th St. or Springmill Road. A point system is utilized in order to meet the enhancement requirement.

The PUD ordinance includes a requirement for homes which locate on either side of the existing home on the Property to be a minimum of 2,900 square feet.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies Springmill Road as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet. The Westfield Thoroughfare Plan (the "Thoroughfare Plan") classifies 169th Street as a "Collector Street". The recommended right-of-way width for a Collector Street is 100 feet.

Water & Sewer System

City water and sewer facilities are available to the Property. There is adequate capacity to serve the Property.



Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

According to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"), the Property is in the Suburban Residential land use classification. Single family homes are listed as appropriate uses within the Suburban Residential classification.

2. Current conditions and the character of current structures and uses.

The property is currently agricultural in nature and was being utilized as a horse farm. Several agricultural structures and a residential structure exist on the property. The structures appear to be in good condition.

3. The most desirable use for which the land is adapted.

The Property is surrounded by residential property to the south, east, and west. The proposed PUD provides a transition from the smaller lots to the northwest and homes in the Maple Knoll subdivision to the south. The Comprehensive Plan calls for compatible infill and to support the existing suburban character of the area and the proposed plan should not alter the existing character of the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal would have a neutral or positive impact on property values throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer facilities are available to the Property, and there is adequate capacity to serve the Property.



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Staff Comments

1. If the APC is satisfied with the proposal as presented, the forward 1209-PUD-10 to the City Council with a favorable recommendation.
2. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at (317) 674.6599 or rclark@westfield.in.gov.